

Project Scope - Cardigan Street Reserve Upgrade, Glebe

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Summary

This report outlines the proposed scope of works for the upgrade of Cardigan Street Reserve located between Darling Street and Darghan Street, Glebe. Cardigan Street Reserve has been identified as part of the small parks and playgrounds improvement program.

The project brief is to refurbish the park, repair cracked retaining walls, improve accessibility and circulation, and increase activation and passive surveillance, as well as to provide usable green space for passive recreation.

Concept plans were presented to the community between 17 May and 14 June 2019 and were exhibited on the City's website.

Community feedback was broadly in support of the proposal with community suggestions to be incorporated into detailed design where possible, including: review of Cardigan Street north area, access for emergency services, and provision of a bin and a dog bowl with the new water bubbler.

The proposal for Cardigan Street Reserve includes: a usable turf area, improved access in and around the park, remediation works to retaining walls and improved lighting conditions, as well as new native and habitat planting across the site and a variety of additional seating opportunities.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work for improvements to Cardigan Street Reserve as described in the subject report and shown in the concept design at Attachment B to the subject report, for progression to relevant approvals, preparation of construction documentation, tender and construction; and
- (B) note the estimated project forecast as outlined in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Location Plan and Existing Site Photos
- Attachment B.** Concept Plan
- Attachment C.** Engagement Feedback Table
- Attachment D.** Financial Implications (Confidential)

Background

1. The City has an ongoing small parks and playgrounds improvement program for parks that are in need of upgrade or enhancement works, replacement of end of life equipment, and to provide appropriate facilities for local residents.
2. Cardigan Street Reserve is a local park between Darling Street and Darghan Street, Glebe. The land is owned by NSW Land and Housing Corporation and under the Local Government Act the City has care and control of this park.
3. Cardigan Reserve was identified for a broader park upgrade due to the reserves overall condition, including: lack of useable green space, poor access in and around the reserve, poor retaining walls, poor landscape and planting quality, as well as limited passive surveillance.
4. The land now occupied by Cardigan Street Reserve was previously a part of 'Lyndhurst' estate (the heritage Georgian villa at 61 Darghan Street) with Cardigan Street, the entry to the property. The area was acquired by the Department of Main Roads for an expressway by 1969 and, following the project's termination, the land was handed to the NSW Land and Housing Corporation who undertook landscape works to the park.
5. The park is approximately 1,840 square metres and is characterised by the heritage sandstone roadway and staircase that runs along the western edge, a sandstone outcrop between Darling Street and Darling Lane, and the mature native tree planting throughout the reserve.
6. Cardigan Street Reserve occupies a narrow, rectilinear reserve split over two levels divided by Darling Lane. The upper reserve facing Darghan Street, features predominately native trees, boundary planting and two seats. The open space is retained on all sides with a low wall and has stair access to Cardigan Street and Darling Lane. The lower reserve is well shaded with native trees, a sandstone outcrop and is elevated above Darling Street.
7. The current planting consists of native and exotic shrubs and groundcovers which provide seasonal change and buffer planting to neighbouring residents. Stands of varying Corymbia and Eucalyptus tree species provide shade to both open space areas.
8. The park is well used by a variety of community members for rest, relaxation and dog exercise, however some anti-social behaviour has been reported. The upgrade aims to improve access and amenity as well as enhance biodiversity.

Concept Design

9. A Concept Design was developed for the proposed works (refer to Attachment B) and community consultation undertaken.
10. A heritage consultant has been engaged to advise on the proposal.
11. The concept maintains and protects all heritage fabric and proposes to improve accessibility, amenity and usability of areas, and improve landscape and planting quality, as well as increase biodiversity.

12. The concept design sets the overall layout and proposes the following works:
 - (a) retain and protect the heritage sandstone roadway, staircase and outcrop;
 - (b) provide handrails and balustrades along existing stairs;
 - (c) repair the existing palisade fence;
 - (d) make good the retaining wall in Upper Cardigan;
 - (e) improve access in and around the park including a new path through the lower Cardigan area;
 - (f) provide usable green space / turf area in upper Cardigan including the area now asphalted;
 - (g) refurbish planting areas and increase habitat planting, including more shade tolerate species;
 - (h) provide a range of new seating opportunities;
 - (i) install a bubbler and bin with waste and water provisions for dogs;
 - (j) improve lighting; and
 - (k) upgrade park signage.

13. Entry from Darghan Street and circulation in and around the upper area of the park will be accessible. The following tree management and planting is proposed as part of the park works:
 - (a) preparation of an Arborist Impact Assessment to inform the detail design and ensure appropriate construction methodology;
 - (b) the removal of nine trees (no significant trees) of varying species, including: *Callistermon viminalis*, *Celtis sinensis*, *Ficus benjamina*, *Pittosporum undulatum* and *schefflera actinophylla* from within the park and one *Olea europaea* on Darghan Street. The trees were assessed by an arborist and have been deemed to be in a failing condition and/or considered weeds;
 - (c) removal of poor mid-level planting adjacent to Darghan Street to improve pedestrian sightlines into the park;
 - (d) retention and protection of existing trees and planting throughout the reserve; and
 - (e) provision of new native and habitat planting with shrubs and groundcovers.

14. In response to community feedback, as outlined in the subject report and detailed in Attachment C, the following will be incorporated into design development:
 - (a) review of layout and materials on Cardigan Street to address concerns;
 - (b) review access and egress along Cardigan Street for emergency services;
 - (c) provision of a bin and dog bag dispenser; and
 - (d) provision of a dog bowl with the new water bubbler.
15. A Review of Environmental Factors will be lodged for the park upgrade in accordance with the Environmental Planning Assessment Act 1979 to determine the approval pathway.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

16. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This plan is aligned with the following strategic directions and objectives:
 - (a) Direction 6 - Vibrant Local Communities and Economies - this project will provide an improved open space infrastructure which meets the needs of a wide variety of user groups and provides opportunities for social interaction.
 - (b) Direction 9 - Sustainable Development, Renewal and Design - this project is part of a wider program of renewal of small parks across the city; it will provide an improved quality of open space infrastructure.

Organisational Impact

17. This upgrade will provide improved amenity for the community visiting the park. The rectification of the wall and installation of handrails and balustrades on the stairs represent a removal / mitigation of risk to the City. The assets will require ongoing maintenance.

Risks

18. Risks to not implementing the scope of these works is potential failure of infrastructure and risk to the community.
19. A risk to the project scope and program is if Land Owner's (NSW Land and Housing Corporation) consent / approval is delayed or not obtained. The City is liaising with the owner's representative to obtain approval.

Social / Cultural / Community

20. The project will provide improved passive recreation facilities that can be used by all members of the local community, encouraging healthy activity and social interaction.

Environmental

21. The upgrade of Cardigan Street Reserve includes a range of environmentally sustainable elements to improve the environmental performance of the park. The key elements include:
 - (a) re-use of park furniture where appropriate;
 - (b) recycled surplus material from council depots where possible in line with Council policy; and
 - (c) additional planting of tree and shrub species.

Budget Implications

22. There are sufficient funds in the current year capital budget and future year forward estimates to deliver the project. Current cost estimates and financial implications are detailed in Confidential Attachment D.

Relevant Legislation

23. Environmental Planning and Assessment Act 1979.
24. State Environmental Planning Policy (Infrastructure) 2007.
25. Sydney Local Environmental Plan 2012.
26. Local Government Act 1993 - under the Act, a council's charter is to provide adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.
27. Attachment D to the subject report contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
28. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.
29. Disability Discrimination Act 1992 - the City has a responsibility to ensure, as far as practicable, that people with disabilities have the same rights to access services and facilities.
30. Companion Animals Act 1998 No 87 - Division 1 Section 13 - Responsibilities while dogs are in public places.

Critical Dates / Time Frames

31. Current Program Dates:

- Community Consultation May 2019
- Council Approval of Concept Design August 2019
- Complete Final Design August 2019
- Tender Phase Late 2019
- Construction start Early 2020
- Construction duration 26 weeks

Options

32. Option 1: No Action Taken - This option is not recommended as the existing park has a number of associated risks and compliance issues with regard to access and wall rectification works.
33. Option 2: Undertake Proposal - This is the recommended option. Improvement works to be undertaken in accordance with the asset renewal brief and as recommended in this subject report.

Public Consultation

34. Consultation was undertaken as a two part process; pre-consultation and public consultation / exhibition.
35. Early consultation notification letters / emails were issued to the following local stakeholders to notify them of the project and provide a link to a pre-consultation survey.
- (a) NSW Land and Housing Corporation;
 - (b) Social Housing Tenants Neighbourhood Advisory Board;
 - (c) Glebe Blue Wren Group;
 - (d) Bushcare volunteer group; and
 - (e) Seven nearby residents.
36. One early engagement submission was received via Survey Monkey from a nearby resident.

37. Early engagement feedback included:
 - (a) one submission referring to seating provisions; and
 - (b) one submission requesting more play equipment.
38. A pre-consultation meeting was held on 7 May, 2019 with the NSW Land and Housing Corporation to get feedback on the concepts and approval for community consultation (refer to Attachment C).
39. The concept design was on exhibition from 17 May to 14 June 2019. A total of 10 submissions were received, including seven via Survey Monkey and three via the Sydney Your Say email address, with the majority in support of the proposed works.
40. The public consultation / exhibition involved the following:
 - (a) a letter sent to 560 local residents about the concept design and inviting them to provide feedback;
 - (b) stakeholder emails sent to key stakeholders, inviting them to give feedback on the proposal. The email was sent to:
 - (i) NSW Land and Housing Corporation;
 - (ii) Social Housing Tenants Neighbourhood Advisory Board contact;
 - (iii) Glebe Blue Wren Group; and
 - (iv) Volunteer bushland group;
 - (c) a webpage on SydneyYourSay showing the plans for consultation from 17 May to 14 June 2019. During this consultation period, the page was visited 92 times and the consultation documents were downloaded 18 times; and
 - (d) Two Have your Say A2 panels installed in the park notifying park users of the proposed works, providing contact details of the Design Manager and a web address to the SydneyYourSay page.
41. Overall, there was strong support for the proposed works; there was acknowledgment that the current condition of the park is poor.
42. Key feedback included:
 - (a) six submissions referring to protecting and increasing native planting and/or trees;
 - (b) two submissions requesting a bin;
 - (c) one submission requesting a dog bag dispenser;

- (d) one submission raising concern about lighting, including: areas of the park with reduced lighting levels and light spill into nearby residential areas;
 - (e) one submission encouraging the protection of the sandstone roadway; and
 - (f) three submissions regarding the proposed works to Cardigan Street, with concerns for: access and privacy to private property, extent of verge planting and conflict with storage of household bins, and the location of proposed seats with noise impact to neighbouring properties.
43. In response to this consultation the following will be incorporated in the design development:
- (a) review of layout and materials on Cardigan Street to address concerns;
 - (b) review access and egress along Cardigan Street for emergency services;
 - (c) provision of a bin and dog bag dispenser; and
 - (d) provision of a dog bowl with the new water bubbler.

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Director City Projects and Property

Lucy Farley, Design Manager